

**TAHOE DONNER SKI BOWL CONDO ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 21, 2013
MANAGER'S REPORT**

OVERVIEW:

Summertime, summertime – not enough time!

Lots of activity with members and guests. Everybody played together nicely. Nothing broken and no major issues.

POOL CLOSURE: Depends on weather and usage. Target date: September 30th. Be advised that staff has been using the pool cover to retain the heat and to reduce operational costs. Please replace after use.

PROJECT STATUS:

1. **PATHWAYS:** Three of the upper 600's have been completed per the Board's authorization. Please note: projects were completed under budget. Staff is presently looking at path/stair projects for next summer.
2. **PAVING:** Staff worked with Heavy Equipment to patch the roads and paths as required throughout the complex. Staff has approached TDA to make repairs to the main road due to their heavy equipment usage.
3. **PAINTING:** Starting the week of September 16th, Staff will start to repair shingles and trim on the upper 600's. The painter will be here the first week of October to spot paint as needed on the upper 600's and to paint the garages. The Board and Staff hope to resume our annual painting rotation schedule in the 2014 Budget.
4. **SNOW REMOVAL 2013-2014:**
 - a. Review of 2013/2014 season Snow Removal contract proposal from R-1
Staff recommends acceptance of the proposal as stated
 - b. **NOTIFICATION: **72 HOUR NOTICE PRIOR TO ARRIVAL****
The preferred method is via email: skibowlcondos@att.net
Phone: 530-587-2316.
Special handling and requests will be billed direct to the member(s) at a charge of \$50 + direct labor cost @ \$35/hour and equipment charges.
Staff recommends the acceptance of this proposal
PLEASE DO NOT APPROACH STAFF DIRECT
PLEASE CONTACT THE OFFICE.
5. **EXTERIOR LIGHTING:** The Town of Truckee has a new ordinance. Staff has contacted assistant planner, Yumie Dahn, for a specific ruling as to the implementation. We were instructed to use the remaining inventory. Once our inventory has been exhausted, we must replace with approved fixtures.
6. **GARAGE ROOFS:** Issue – the built-up roofing is in poor condition and in need of replacement. Staff is working with contractors to come up with a five (5)-year plan for re-roofing. Staff will secure the services of a local roofing contractor to patch the existing damaged areas to make watertight.
7. **MAILER-SECRET BALLOT:** Staff is preparing a mailer for member distribution. Each member will receive a secret ballot for the updated CC&R's and Bylaws. Please review the proposal(s) online or at the office.
NOTIFICATION: We must have 66 "yes" votes or the documents will need to be sent out for another secret ballot election at additional expense to the Association.
8. **ENFORCEMENT:** Staff is continuing to monitor CC&R's and Bylaws.
FINES ARE BEING LEVIED FOR INFRACTIONS.

STAFF REPORT

POOL ORDINANCES

Please be advised that the Town of Truckee adopted the CUBC (California Uniform Building Code) in 2009 to cover the Town's ordinances in respect to pools and spas. We (TDSBCA) is also governed by Title 22 CBC and Title 24 California Health and Safety Code. It should be pointed out that TDSBCA is in full compliance. TDSBCA passed our last inspection on 8-13-2013.

Under the code TDSBCA is considered a "public pool" and is therefore subject to all codes reflective of this classification. Staff is vigilant in the monitoring of the updates, and works with the Nevada County - Community Development Agency to ensure compliance.

H.R.6: Title X1V Pool and Spa Safety Act : (i.e. Virginia Gramme Baker Act)
Staff has met every deadline for compliance and when we refurbished the pool and spa in 2011 we again addressed and complied with the required modifications.

Section 3118B Height of fence and gates: when staff expanded the lower area we were again mindful of the codes and again were compliant. The gate was self closing and self latching with the hand operator placed at 3.5 feet agl. Note: the pass through door to the spa and the sliding door to the upper deck do not have to be self closing and latching under section 25503.16(b) Only one gate or door is required for egress and needs to be identified with "Emergency Exit" signage. Staff placed a sign on the lower gate "KEEP GATE CLOSED" to comply with the code and to reduce our liability. Therefore in summary there is NO requirement that would force TDSBCA to keep the gate operational at all times. Staff would recommend that the lock be removed only on weekends, holidays, and special events.

*LEGAL EXPENSES PAID TO PORTER SIMON
RE: WENDY WHYTE

2012

May 2012	\$2,997.50
June 2012	\$ 200.00
July 2012	\$1,762.50
Aug 2012	\$ 600.00
Sep 2012	0
Oct 2012	\$1,650.00
Nov 2012	\$ 250.00
Dec 2012	<u>\$ 75.00</u>
TOTAL FOR 2012	\$7,535.00

2013

Jan 2013	\$ 375.00
Feb 2013	\$ 250.00
Mar 2013	\$1,600.00
Apr 2013	\$4,200.00
May 2013	\$2,425.00
Jun 2013	\$1,850.00
Jul 2013	\$1,612.50
Aug 2013	<u>\$1,964.50</u>
TOTAL FOR 2013	\$14,277.00

GRAND TOTAL TO DATE \$21,812.00

*Line Item 6122 only